



COLORADO

Department of Local Affairs

Division of Local Government

HB21-1271 Innovative Affordable Housing Strategies Grant Program Report Per Colorado Revised Statute 24-32-130(8)(a)

INNOVATIVE AFFORDABLE HOUSING INCENTIVES GRANT PROGRAM REPORT

November 1, 2022

HB21-1271 INNOVATIVE AFFORDABLE HOUSING STRATEGIES - ANNUAL REPORT

Innovative Affordable Housing Development Incentives Grant Program

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Section 24-32-130 (8) (a), of the Colorado Revised Statute (C.R.S.) requires the Department of Local Affairs, Division of Local Government (DLG), to provide a report summarizing the use of all money that was awarded as grants from the Innovative Affordable Housing Development Incentives Grant Program in the preceding fiscal year. At a minimum, the report must specify the number of local governments that applied for a grant award, including the number of local governments that were not awarded a grant; the policy or regulatory tools adopted by the local governments that qualified for a grant award; the amount of grant money distributed to each grant recipient; and a description of each grant recipient's use of the grant money. In the report, the division shall also provide its recommendations concerning future administration of the grant program. This document serves as a response to this report requirement.

Innovative Affordable Housing Development Incentives Grant Program (IHOI)

Program Launch and History

In Colorado's 2021 legislative session, House Bill 21-1271 created the Innovative Affordable Housing Development Incentives Grant Program in statute (C.R.S. 24-32-130(2)). The program, referred to in this report as the Incentives Grant Program (IHOI), provides grants to local governments to develop one or more affordable housing developments in their community that are livable, vibrant, and driven by community benefits. These incentive grants can help fund tap fees, infrastructure, vertical construction, property acquisition, modular unit purchase, deed restriction preservation, parks/playgrounds, an affordable housing program (e.g., land banking, housing trust fund, fee rebate program) and other needs and amenities that support an affordable housing project. To qualify for these funds, municipalities and counties must adopt at least three qualifying land use strategies from the menu of policy and regulatory options listed in the bill. The menu of strategies is included on page 8 of this report, along with preliminary insights into local government strategy implementation. HB21-1271 set aside approximately \$39.3 million, with \$37.7 million of that dedicated to grants. At the outset of the program, it was anticipated that grant awards would be made in the range of \$500,000 to \$1,000,000 and distributed through two funding cycles, with a suggested maximum grant amount of \$3,000,000. Close collaboration with the Division of Housing provided critical expertise and maximized leveraging of funds for projects.

DOLA set aside approximately \$300,000 of IHOI program funds to assist eligible Colorado communities with funds to support preliminary planning and analysis that is often needed to get an affordable housing development project ready to seek financing. Many communities and stakeholders expressed a funding gap for this type of planning and study, especially in rural areas or in small communities. Specifically, communities indicated that there is a lack of funding sources available to support this piece of project work and, while that makes sense because funds don't directly or quickly result in units, as shown below by making a modest investment a significant number of units are now possible across several jurisdictions. This funding opportunity is referred to as the Preliminary Planning and Analysis Grant Program (PPAP) and was piloted in one cycle. The program was developed in close partnership with CHFA's technical assistance program, allowing for leveraging of funds and resources to more communities.

Program Awards

In FY21-22, 14 Incentives Grants (IHOI) were awarded for a total of \$18,439,278 and 6 Preliminary Planning and Analysis Grants (PPAP) were awarded for a total of \$299,000. Together, 20 program awards were made totaling \$18,738,278 in the fiscal year.

Local governments submitted 26 letters of intent in the first round of IHOI funding, with 16 of those communities being invited to apply, and 14 formally submitting an application. Two communities that were invited to apply withdrew their applications due to eligibility and timing concerns (i.e., last-minute shifts in priorities where local decision-makers chose to pursue a different affordable housing project, both indicating a desire to return in the program's second funding cycle).

Per the statute, IHOI applications were reviewed considering whether the proposed projects:

- Represented geographic diversity throughout the state;
- Satisfied the goal of achieving best practices in affordable housing development associated with each community's menu of policy or regulatory tools;
- Offered maximum impact in initiating affordable housing creation within the community or region;
- Extended or advanced existing approaches by the local government to initiate housing creation;
- Represented housing type diversity;
- Initiated or preserved housing affordability to be maintained for a long-term period of affordability; and
- Supported a sustainable development pattern such as infill or redevelopment of existing buildings.

The table below highlights program grantees that received IHOI and PPAP funding and provides information pertaining to the amount of grant funds each community was awarded, the estimated number of affordable units being developed as part of the grant project, and a description of the project as awarded. The awarded projects include, but are not limited to the construction and equipping of a modular housing factory in Boulder, a CDOT partnership project developing workforce and affordable housing in Frisco, and an energy-efficient infill project in Crested Butte. Approximately 1,850 units will be developed with assistance of the 14 IHOI grants made in the first round with nearly 1,280 of those units being attributed to Colorado Springs' Utility Fee Rebate program for multi-family affordable housing units. Please refer to the table below or contact program staff for project-specific information.

IHOI projects awarded in the fiscal year have been placed into generalized categories and several projects consisted of more than one project type:

- Construction
- Infrastructure
- Land Purchase
- Fee Offset
- Gap Funding

With respect to the PPAP program, the Town of Del Norte is a direct example of a grantee that accelerated their strategy adoption process to qualify for program funding. As an applicant to the PPAP program, Del Norte was awarded contingent upon the adoption of a third qualifying strategy, per the statute. Less than two months after the town was awarded contingent grant funds, they met the requirement by amending their code to include the use of any vacant town-owned property located within the town for development of affordable housing.

Summary: 20 grant recipients from 16 counties, \$18,738,278 awarded in two funding rounds:

■ **Preliminary Planning & Analysis Program (PPAP)** – \$299,000 awarded to 6 communities (of 7 applicants), awarded June 2, 2022.

■ **Incentives Grant Program (IHOI)** – \$18,439,278 awarded to 14 communities, awarded April 28th, 2022

Preliminary Planning & Analysis Program (PPAP) Award Summary



FY 2022				
Grant Recipient (Sorted A-Z)	Recipient County	Project Name	Funding Allocated	# of Qualifying Strategies Adopted
City of Alamosa	Alamosa	City of Alamosa's Boyd School Development	\$100,000	5
The city will hire a qualified consultant(s) to conduct a preliminary planning and site analysis, financial modeling, site planning, traffic management, energy efficiency modeling, capital needs assessment, project-specific equity assessments, and infrastructure planning for the Boyd School Development located in Alamosa. Boyd School is a 34,000 square-foot school building that is planned to be converted to an apartment complex for households 60% AMI or less. The project is expected to result in up to 14 affordable housing units and will include early childhood education services, as well as other amenities and benefits to the residents. The grantee will work in collaboration with the San Luis Valley Housing Coalition (SLVHC).				
Town of Del Norte	Rio Grande	Del Norte Rominger Browns Development	\$16,000	3
The project consists of preliminary planning and cost analysis for the Rominger Browns site to develop affordable housing in the Town of Del Norte. Cost estimates are needed to obtain future funding to annex the land and develop approximately 30 – 60 units with an additional goal of the site plan incorporating some phasing potential to meet future community housing needs. The town is focused on homeownership opportunities in the market between 80% – 140% area median income (AMI). The town sped up its process to adopt its third qualifying strategy in order to receive this grant.				
Town of Dolores	Dolores	For Sale - For Rent Local Workforce Housing Report	\$20,000	4
The town will collaborate with the Telluride Foundation, Dolores Workforce Housing Task Force, planning staff, and town board members to create a roadmap for future affordable housing units in Dolores. The project includes an existing conditions site survey, environmental site assessment, preliminary site planning and will focus on one site but will also include a high level analysis of additional town or publicly owned site options for the town's consideration.				
Town of Mancos	Montezuma	Mancos Commons Mixed Use Development on Main	\$51,000	5
The town will conduct preliminary planning and site analysis to review an infill site on Main Street, next to Mancos Common Press' current facility. The work includes due diligence and financial feasibility analysis, development model finalization, creating project materials for a capital campaign and finalizing development budgets. The project concept is to develop more community art space while adding approximately 3-4 affordable housing rentals, including one accessible unit.				
City of Steamboat Springs	Routt	Seasonal Workforce Housing at the Steamboat Transit Center	\$28,000	6
The grant funds will support a necessary and unique environmental analysis to finalize a development plan, construction costs and ongoing management considerations for a high-priority seasonal housing project in Steamboat Springs. The housing project will provide a critical housing option for essential workers that struggle to find housing in this high-cost housing market, including transit operators during winter months and Parks and Recreation employees in the summer.				
San Miguel County	San Miguel	San Miguel County Pathfinder Property and County-wide Site Analysis	\$84,000	3



This project consists of preliminary planning and site analysis for up to six sites to develop affordable housing in San Miguel County. The analysis is for (1) a 70-acre parcel known as the Pathfinder Property, and (2) a high-level feasibility study of an additional 5 separate parcels, some of which are owned by the county, to determine suitability for affordable housing. The Pathfinder Property site analysis will include unit type selection, massing and scale, water and wastewater infrastructure analysis, roads and access, preliminary geohazard review, and potential subdivision/reconfiguration.

Housing Development Incentives Grant Program (IHOI) Award Summary FY 2022				
Grant Recipient (Sorted A-Z)	Recipient County	Project Name	Funding Allocated	Approx. # of Units
City of Boulder	Boulder	Boulder Affordable Housing Modular Factory	\$2,315,565	73
The city will develop and equip a Modular Factory through a partnership of the Boulder Valley School District (BVSD), the City of Boulder (city), and Flatirons Habitat for Humanity (FHH). The modular factory will produce much-needed affordable housing for residents and workers while providing workforce training for BVSD students. The proposed project intends to focus on low- to middle-income households including those at-risk of displacement and homelessness. The factory will be located on the Educational Resource campus of the Boulder Valley School District. The city is committed to building a factory building that is as close to net zero as possible. This outcome is part of a larger project in which the factory is anticipated to produce approximately 73 homes in the next five years and up to 80 homes annually after that.				
City of Colorado Springs	El Paso	Colorado Springs Affordable Housing Fee Offset Program	\$250,000	1,280
The city will use the IHOI grant funds to rebate development fees other than utilities infrastructure, tap, and impact fees (which will be rebated by grant funds provided by Colorado Springs Utilities) as part of a larger effort to construct up to and potentially exceeding 1,280 multi-family, for rent, affordable housing units and the implementation of a new Multi-Family Affordable Rental Housing Fee Rebate Program that is intended to be ongoing and permanent. Note: The city has the option to receive a supplemental grant of \$500,000 if it permanently adopts the fee rebate program by December 31, 2022.				
Town of Crested Butte	Gunnison	Crested Butte 6th and Butte and Paradise Park	\$2,977,000	70
The town will use grant funds as cash incentives to pay for tap fees, as gap funding to build the housing units for occupants with lower AMI levels, and to incorporate renewable energy or otherwise sustainability-oriented project components as part of a larger effort to construct approximately 70 units of affordable, deed-restricted housing in Crested Butte. Certificate of Occupancy will begin by December, 2023, with units expected to lease between fall 2024 - winter 2025.				
City and County of Denver	Denver	Denver Villa Park / West Denver ADU	\$1,429,993	36
The City and County of Denver will use the IHOI grant funds to pay the cost of fees (e.g., tap fees, permit fees, utility fees, etc.) as well as infrastructure costs such as curb, street, gutter replacement, alley upgrades or expansions, utility line extensions, transformer upgrades, and some gap funding for accessory dwelling units (ADUs) on city-donated land in the Villa Park neighborhood and west Denver area. This is part of a larger effort to create approximately 36 units of affordable housing and subsequent infrastructure improvements triggered by housing unit development.				
City of Fort Collins	Larimer	Fort Collins Kechter Townhomes	\$2,200,000	54



The city will use the IHOI grant funds to pay the cost of water/sewer tap fees and permit fees for the construction of affordable housing units on the Kechter Land Bank Parcel, as part of a larger effort in the construction of approximately 54 for-sale townhomes, all of which will be permanently restricted as affordable to households. The city will begin to close out, sell, and turn over homes starting in late 2023.				
Town of Frisco	Summit	Town of Frisco - Granite Park Workforce Housing	\$1,500,000	11
The town and the Colorado Department of Transportation (CDOT) will work collaboratively to develop affordable workforce housing on a 0.58-acre lot owned by CDOT, located in Frisco. The project, known as Granite Park, will consist of approximately 22 for-rent affordable housing units, designed to meet Zero Energy Ready Homes (ZERH) requirements.				
City of Greeley	Weld	Greeley Hope Springs PUD	\$990,000	174
The city will use the IHOI grant funds to pay the cost of civil infrastructure, including water and sewer systems, necessary to the construction of the planned unit development (PUD) named Hope Springs. Within the PUD, approximately 174 units of affordable for-sale and for-rent housing will be constructed through the year 2028. By the end of this grant, approximately 34 units will have been created, with additional units developed through 2028.				
City of Gunnison	Gunnison	Gunnison Rising Community Housing Infrastructure	\$1,800,000	64
The city will use the IHOI grant funds to pay the cost of the development of necessary infrastructure and offsetting development fees associated with the affordable townhome units in the Phase 2 Subdivision of the Gunnison Rising development, in the city of Gunnison, as part of a larger effort to construct approximately 64 units of affordable deed-restricted housing.				
Town of Mancos	Montezuma	Town of Mancos - MCD Multifamily Housing	\$531,700	2
The town, in partnership with the Mancos Conservation District (MCD), will use the IHOI grant funds to develop 2 affordable housing units (as a duplex) on MCD-owned land located in Mancos. The project will result in affordable housing intended to serve the local workforce within the AMI range considered for affordable housing. Construction completion is anticipated by late 2023.				
Town of Ridgway	Ouray	Ridgway Yellow Brick Lane	\$750,000	14
The town will engage the Telluride Foundation to oversee construction of required infrastructure components, including extensions of water main, sewer main, and streetscape improvement such as curb, gutter, sidewalk and roadway treatment as part of the Yellow Brick Lane affordable housing project, consisting of approximately 14 for-sale housing units located in Ridgway.				
Town of Silverton	San Juan	Town of Silverton-Zanoni Property Acquisition and Anvil Mountain Subdivision Annexation	\$395,020	12 - 17
The town will purchase a plot of land, known as the Zanoni property which will be acquired and land banked for affordable housing. The property has potential for 12 single-family units or 17 townhomes with a small park. The outcome of this grant is the purchase of the Zanoni property, annexation of property into the town of Silverton, and the use of the Zanoni property for affordable housing. Through this land acquisition, and accounting for the future development plans of the adjacent Anvil Mountain Subdivision, the town would be able to annex in about 26 additional affordable rental units.				



City of Steamboat Springs	Routt	Barn Village Employee Housing Project	\$1,000,000	4
The city will use the IHOI grant funds to pay for construction costs for the Barn Village Essential Employee Housing Project within the Barn Village subdivision, including foundation, materials, and labor, as part of a larger effort to create approximately 10 rental units including 4 units of affordable housing. Grant funds will be used to pay for costs representing a share of the total cost proportionate to the mix of affordable units.				
Town of Winter Park	Grand	Winter Park Hideaway Junction Phase II Vertical Construction	\$300,000	20
The city will use the grant funds to pay costs for water and sewer taps for the construction of affordable housing units in Hideaway Junction, to be located in Winter Park, as part of a larger construction effort of 20 single-family, for-sale, deed-restricted affordable housing units. The city will work with Grand County Water and Sanitation #1 for half-price water and sewer taps on deed-restricted affordable housing units. The city will begin to issue certificates of occupancy and turn over homes in 2024.				
Summit County	Summit	Summit County Justice Center Workforce Housing Project	\$2,000,000	52
The county will work collaboratively with the town of Breckenridge to plan, construct, and manage an affordable workforce housing project on county-owned land in the town of Breckenridge. The project will result in the purchase of approximately 52 units from Fading West, a Colorado-based modular housing manufacturer. It is anticipated that residents will begin living in the units by November 2024.				

Estimated Development Timeline

The development timeline associated with IHOI-funded projects varies based on a variety of factors but preliminary grantee construction estimates indicate that a significant portion of the units will be built by the end of 2024, with larger, phased projects completed between 2025 and 2028. Boulder's modular housing factory, for example, is estimated to create 73 units in the first five years of operation, with up to 80 units being created annually afterward. Greeley's Hope Springs project anticipated all 174 units being completed by 2028 at the rate of 35 homes built annually. Without the IHOI funds, the city noted that the annual production of units would have been decreased to 20-25 units annually.

Preliminary planning and analysis work funded through PPAP awards is underway with some projects anticipating site work to begin in 2023. PPAP grant award amounts are modest in comparison to IHOI grants but are anticipated to be quite effective in resulting in vertical construction of affordable units within a relatively short time frame. The city of Alamosa was awarded PPAP funds to assist with pre-development work aimed at accelerating the development process for the Boyd School Development, a project to convert a school building into an apartment complex for households at or below 60% AMI. Work funded through the PPAP grant is anticipated to complete in the spring 2023 while construction is expected to begin in the fall 2023.

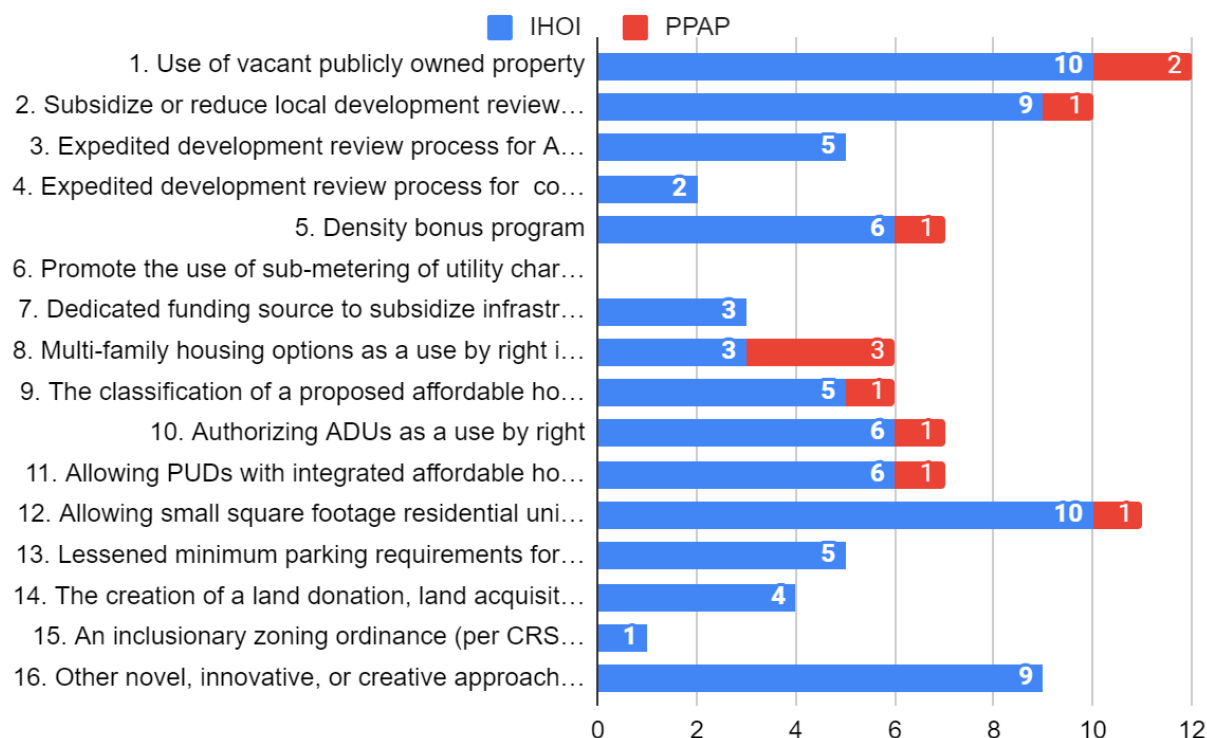
Qualifying Land Use Strategies

HB21-1271 outlined 15 qualifying land use strategies that local governments may adopt to make lasting changes to regulations, processes, incentives, and policies to remove barriers to promote affordable housing

development. The Division of Local Government added inclusionary zoning to the list of options as a result of stakeholder input as well as to promote HB 21-1117, and the final strategy is open-ended in an effort to promote innovation and to respect the local contexts of Colorado communities.

1. The use of vacant publicly-owned real property within the local government for the development of affordable housing development
2. The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development
3. The creation of an expedited development review process for affordable housing aimed at households at the annual income that is at or below 120% of the area median income (AMI)
4. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units
5. The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the community
6. With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing
7. With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associate fees related to publicly owned water, sanitary sewer storm sewers, and roadways infrastructure
8. Granting duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts
9. The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district
10. Authorizing accessory dwelling units (ADUs) as a use by right on parcels in single-family zoning districts that meet the safety and infrastructure capacity considerations or a given zoning district
11. Allowing planned unit developments (PUDs) with integrated affordable housing units
12. Allowing the development of small square footage residential unit sizes
13. Lessened minimum parking requirements for new affordable housing developments
14. The creation of a land donation, land acquisition, or land banking program
15. DOLA added: An inclusionary zoning ordinance (per C.R.S. 29-20-104(1)); and
16. Other novel, innovative, creative approaches to incentivize affordable housing development

The table on the next page shows the number of grantee communities (of the 20 grantees) that have adopted each of the qualifying land use strategies. To be eligible for IHOI and PPAP funds, local governments are required to have adopted a minimum of three qualifying strategies.



The qualifying strategies that were in place most often for FY 21-22 grantees indicated a mix of regulatory strategies, local government programs, and incentives-based strategies and were as follows (listed in order of frequency):

1. The use of vacant publicly-owned real property within the local government for the development of affordable housing development
2. Allowing the development of small square footage residential unit sizes
3. The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development

Similar to the Planning Grant program, the qualifying strategies that had not been implemented by the majority of IHOI/PPAP grantees include:

1. With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing
2. An inclusionary zoning ordinance (per C.R.S. 29-20-104(1)); and
3. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units

As the program progresses, staff will further analyze strategy adoption to understand the reasons for which communities are choosing to implement, or not implement, specific qualifying strategies. Analysis will also include a review of whether certain strategies are implemented in locations designated as rural, rural resort, and urban.

Future Grant Program Administration Recommendations

The rising cost of housing development has created a barrier for some communities to accelerate the much-needed development of affordable housing units. This program incentivizes the proliferation of land use best practices and housing policy through awarding grant funds to Colorado communities that are demonstrating a long-term commitment to affordable housing development through the implementation of qualifying strategies. Staff received countless emails and calls about this program, as communities were excited about the flexibility of the fund.

Demonstration of ongoing need for funds & additional time

The first round of IHOI funding received 26 letters of intent requesting over \$39 million in grant funds, which is more than the grant program had to award in totality. Exceeding the interest seen in the first round of funding, the letter of intent period for the second round of funding (FY 22-23) exemplified the growing demand for affordable housing grant funds. By the September 1st, 2022 deadline, the program received 54 letters of intent requesting over \$90 million in grant funds, far exceeding the remaining approximately \$18.2 million in grant funds. Awards for the second and final round of the IHOI program are anticipated to be made in the spring of 2023. DOLA anticipates transferring any remaining IHOP funding at the end of December 2022 to the IHOI balance, as allowed by statute. All program grant funds must be fully expended by June 30, 2024.

It is clear there is significant interest and need for the IHOI and PPAP programs, as demonstrated by the incredible demand seen in both funding rounds. Despite the 80 communities that submitted letters of intent for an Incentive grant (in total), there were additional communities still hoping to apply for funds. In fact, several Planning grant awardees were not able to complete their strategy adoption in time for the second/final round, and were hoping there would be additional funds to support their projects. If the program had a longer timeline, staff would have given the first Planning grantees more time to adopt their strategies and apply for Incentive grants.

However, some early Planning grantees were able to adopt sufficient qualifying strategies in time to submit a letter of interest for the second Incentive grant round (5 communities). In fact, some communities were able to move quite rapidly, as illustrated by the following examples:

- Huerfano County, Eagle, Glenwood Springs, and Golden were all able to at least double the reported number of adopted qualifying strategies between applying for a Planning grant and submitting a letter of interest for the second round of Incentive grants
- Lake County and Leadville (in partnership), reported having one qualifying strategy in place at the time they applied for a Planning grant, and reported having 11 adopted strategies by the time they submitted a letter of interest for the second round of Incentive grants

Going forward, DOLA requests permanent funding be dedicated to this program and allow DLG to manage the Planning grants and DOH to manage the Incentive grants, while continuing the division-partnership which makes the program so strong.

Program strengths

Program staff went the extra mile to ensure rural and small communities had access to the funds. The Letter of Intent (LOI) process was designed so that the Division of Local Government and Division of Housing (and in the case of the PPAP program, Colorado Housing and Finance Authority staff) were available to meet with every interested community to help guide project development. The pre-application meetings allowed staff to advise on how to make the project more competitive, explore alternative project ideas, provide guidance on alternative funding sources, and so on. The grant application online was made as easy as possible, shifting the burden from the locals to the program staff to find out all information needed to make an informed decision. Staff worked to give communities resources and as much time as possible to adopt qualifying strategies. The

staff worked closely with potential grantees to answer questions about compliance with federal and state stimulus fund rules and processes. Certainly the partnership among DOLA divisions made this program a unique and more impactful program that examined both land use development and housing elements to fund local projects that will add valuable investment to communities statewide.

Opportunities for improvement

While the program actively sought geographic diversity, this program's prerequisite for qualifying strategies simply didn't always fit small, rural communities' barriers, such as inverted markets, lack of comparable appraisals, lack of interested developers willing to try innovative strategies to make a project work financially, or other barriers to getting affordable housing projects completed. If this program were to secure future funding, staff would spend time engaging with rural planning and development experts to add strategies that allow this funding to become more accessible to non-resort rural communities.

Final Comments

DOLA would like to thank the legislature for this program. The incentive-based IHOI program has proved to be impactful in advancing land use and housing best practices around the state not only by providing funding for a curated list of impactful strategies, but also by affording the opportunity to learn from implementation across our communities and effectively expose and correct weaknesses in regulatory modifications. Staff expects that in the next year of the program, many more communities will have pursued the implementation of qualifying strategies as the need for new affordable housing units grows.



Appendix A - Specific Qualifying Strategy Adoption by Grantee Community

Grantee	Qualifying Strategies Adopted Prior to Award
City of Alamosa	<ul style="list-style-type: none"> 2. Subsidize or reduce local development review or fees 5. Establishing a density bonus program 8. Duplexes, Triplexes and Multi-family housing options as a use by right 10. Authorizing ADUs as a use by right 12. Allowing small square footage residential unit sizes
City of Boulder	<ul style="list-style-type: none"> 1. Use of vacant publicly owned property 2. Subsidize or reduce local development review or fees 5. Establishing a density bonus program 9. Classifying proposed affordable housing developments as a use by right 10. Authorizing ADUs as a use by right 12. Allowing small square footage residential unit sizes 14. Creation of a land donation, land acquisition, or land banking program 16. Other novel, innovative, or creative approaches: <i>The Affordable Housing Modular Factory is the first modular factory dedicated to creating permanently affordable, healthy, and zero energy homes, that utilizes sweat equity of future owners and volunteer labor while training the workforce of the future in the construction trades. The purpose of the facility is to produce much needed affordable housing in an efficient and cost-effective manner while also providing workforce training for high school students.</i>
City of Colorado Springs	<ul style="list-style-type: none"> 1. Use of vacant publicly owned property 2. Subsidize or reduce local development review or fees 3. Expedited development review process for affordable housing 4. Expedited development review process for commercial conversions 7. Subsidize infrastructure costs/fees related to water, sewer, roads, etc. 10. Authorizing ADUs as a use by right
Town of Crested Butte	<ul style="list-style-type: none"> 1. Use of vacant publicly owned property 2. Subsidize or reduce local development review or fees 7. Subsidize infrastructure costs/fees related to water, sewer, roads, etc. 13. Lessened minimum parking requirements for new affordable housing 15. An inclusionary zoning ordinance (per CRS 29-20-104(1)) 16. Other novel, innovative, or creative approaches: <i>Crested Butte's 'Good Deed' program incentivizes property owners to sell or rent to local workers. Uses local funds to work with free market and ideally sustain the program</i>
Town of Del Norte	<ul style="list-style-type: none"> 1. Use of vacant publicly owned property 8. Duplexes, Triplexes and Multi-family housing options as a use by right 11. Allowing PUDs with integrated affordable housing units
City and County of Denver	<ul style="list-style-type: none"> 1. Use of vacant publicly owned property 2. Subsidize or reduce local development review or fees 3. Expedited development review process for affordable housing 4. Expedited development review process for commercial conversions 5. Establishing a density bonus program 8. Duplexes, Triplexes and Multi-family housing options as a use by right 10. Authorizing ADUs as a use by right 12. Allowing small square footage residential unit sizes



	<p>13. Lessened minimum parking requirements for new affordable housing</p> <p>14. Creation of a land donation, land acquisition, or land banking program</p> <p>16. Other novel, innovative, or creative approaches: <i>Denver Linkage Fee (among others) - based on number of units and SF, charges a fee that increases each FY, more detailed and unique of an approach than other local governments</i></p>
City of Dolores	<p>1. Use of vacant publicly owned property</p> <p>8. Duplexes, Triplexes and Multi-family housing options as a use by right</p> <p>10. Authorizing ADUs as a use by right</p> <p>11. Allowing PUDs with integrated affordable housing units</p> <p>12. Allowing small square footage residential unit sizes</p> <p>13. Lessened minimum parking requirements for new affordable housing</p>
City of Fort Collins	<p>1. Use of vacant publicly owned property</p> <p>2. Subsidize or reduce local development review or fees</p> <p>3. Expedited development review process for affordable housing</p> <p>5. Establishing a density bonus program</p> <p>12. Allowing small square footage residential unit sizes</p> <p>14. Creation of a land donation, land acquisition, or land banking program</p> <p>16. Other novel, innovative, or creative approaches: <i>Fort Collins has an adopted and dedicated sales tax program that includes \$4M in funding for affordable housing to be dispersed through 2025. The city has adopted a revised policy on Metro Districts that contains several goals related to increasing workforce housing stock (between 81-120% AMI)</i></p>
Town of Frisco	<p>1. Use of vacant publicly owned property</p> <p>5. Establishing a density bonus program</p> <p>11. Allowing PUDs with integrated affordable housing units</p> <p>12. Allowing small square footage residential unit sizes</p> <p>16. Other novel, innovative, or creative approaches: <i>Summit County (including Frisco) has a sales and use tax in place which has been extended through 2047 at a rate of 0.725%. There is also a development impact fee of up to \$2 per sf of new construction.</i></p>
City of Greeley	<p>11. Allowing PUDs with integrated affordable housing units</p> <p>12. Allowing small square footage residential unit sizes</p> <p>16. Other novel, innovative, or creative approaches: <i>The Greeley Urban Renewal Authority (GURA) helps finance affordable low income housing through HOME Investment Partnership Program by paying all water and sewer tap fees (average \$33,000.00 per home) as a direct subsidy to the buyer to reduce home prices.</i></p>
City of Gunnison	<p>2. Subsidize or reduce local development review or fees</p> <p>3. Expedited development review process for affordable housing</p> <p>5. Establishing a density bonus program</p> <p>9. Classifying proposed affordable housing developments as a use by right</p> <p>13. Lessened minimum parking requirements for new affordable housing</p> <p>16. Other novel, innovative, or creative approaches: <i>Gunnison eliminated parking minimums for ADUs, similar to strategy #13 but mentions applying to all zone districts</i></p>
Town of Mancos	<p>1. Use of vacant publicly owned property</p> <p>2. Subsidize or reduce local development review or fees</p> <p>9. Classifying proposed affordable housing developments as a use by right</p>



	11. Allowing PUDs with integrated affordable housing units 12. Allowing small square footage residential unit sizes
San Miguel County	3. Expedited development review process for affordable housing 9. Classifying proposed affordable housing developments as a use by right 11. Allowing PUDs with integrated affordable housing units
Town of Silverton	1. Use of vacant publicly owned property 2. Subsidize or reduce local development review or fees 11. Allowing PUDs with integrated affordable housing units 12. Allowing small square footage residential unit sizes
City of Steamboat Springs	3. Expedited development review process for affordable housing 8. Duplexes, Triplexes and Multi-family housing options as a use by right 9. Classifying proposed affordable housing developments as a use by right 10. Authorizing ADUs as a use by right 11. Allowing PUDs with integrated affordable housing units 12. Allowing small square footage residential unit sizes 13. Lessened minimum parking requirements for new affordable housing
Town of Winter Park	1. Use of vacant publicly owned property 7. Subsidize infrastructure costs/fees related to water, sewer, roadways 10. Authorizing ADUs as a use by right 16. Other novel, innovative, or creative approaches: <i>The Town Council adopted Ordinance 566 in the fall of 2021, dedicating \$325,000 for use as direct incentive payments to support master leases of presently-used second homes and short-term rentals for long term lease for employees.</i>



Appendix B - Summary of Awards by Status

Summary Status:

This table highlights the status of each grant project including the total award amount, contract execution date, total encumbered amount, and the total grant funds expended through June 30, 2022. Contract execution dates for IHOI and PPAP grants occurred between July and September of 2022. Preliminary expenditure requests are expected to be received by the end of 2022.

Preliminary Planning & Analysis Program (PPAP) Award Status			
Grant Recipient	Total Awarded	Contract Execution Date	Total Encumbered
City of Alamosa	\$100,000	8/15/2022	\$100,000
Town of Del Norte	\$16,000	8/15/2022	\$16,000
Town of Dolores	\$20,000	8/29/2022	\$20,000
Town of Mancos	\$51,000	7/19/2022	\$51,000
City of Steamboat Springs	\$28,000	7/19/2022	\$28,000
San Miguel County	\$84,000	7/20/2022	\$84,000

Housing Development Incentives Grant Program (IHOI) Award Status			
Grant Recipient	Total Awarded	Contract Execution Date	Total Encumbered
City of Boulder	\$2,315,565	8/25/2022	\$2,315,565
City of Colorado Springs	\$250,000	8/24/2022	\$250,000
Town of Crested Butte	\$2,977,000	7/15/2022	\$2,977,000
City and County of Denver	\$1,429,993	8/8/2022	\$1,429,993
City of Fort Collins	\$2,200,000	Expected 11/1/2022*	\$0
Town of Frisco	\$1,500,000	8/19/2022	\$1,500,000
City of Greeley	\$990,000	7/19/2022	\$990,000
City of Gunnison	\$1,800,000	8/16/2022	\$1,800,000



Town of Mancos	\$531,700	7/19/2022	\$531,700
Town of Ridgway	\$750,000	7/15/2022	\$750,000
Town of Silverton	\$395,020	8/8/2022	\$395,020
City of Steamboat Springs	\$1,000,000	7/15/2022	\$1,000,000
Town of Winter Park	\$300,000	9/12/2022	\$300,000
Summit County	\$2,000,000	9/19/2022	\$2,000,000